

State of South Carolina,
City of Greenville.

This agreement, made and entered into this, the fourteenth day June, 1923, by and between E.M.-
Wharton, hereinafter known as Landlord, and Cabaniss Cardner Co., a Corporation created and
existing under the laws of the State of New York, hereinafter referred to as a tenant:

Witnesseth: That the landlord has leased to the tenant who has hired and taken the same, the
first floor and boiler room of the building located in the City of Greenville, South Carolina
known as 326 & 328 N. Main St., and the Cushman Bldg.

In the event of fire, if the damage shall amount to Fifty (50%) per cent of the value of the
building either party may cancel this lease by written notice.

The tenant agrees to continue in possession of the premises in their present condition and may
make any alterations he desire provided the same are permitted by law, and do not damage the
building, increase the fire hazard, or insurance rate, or cause any nuisance; and provided that
at the termination of the lease the tenant shall restore the premises to their present condition.

The landlord further agrees, that the tenant may make any change in the front and rear of the
building, and remove the center wall therein, provided that the tenant give a satisfactory Bond
covering cost of said changes and guaranteeing that the building be restored to its original
condition at the expiration of this lease.

The tenant agrees to make good all damage to the premises, its fixtures and equipment during the
tenancy due to the negligence of itself; its servants or agents; or persons on the premises by
its permission expressed or implied. The roof excepted which the landlord agrees to keep in good
condition. The tenant further agrees to run the boiler for steam in the building to heat same
and not to sublet or any portion thereof without the written permission of the landlord.

The tenant further agrees to accept this lease and its covenants and to pay therefor to the
landlord a rental of Three Hundred (\$300.00) Dollars, per month, beginning Jan. 1st, 1924 for one
year ending Dec. 31st, 1924 and to further pay the landlord the sum of Three Hundred and fifty
(\$350.00) Dollars, beginning Jan. 1st, 1925 for each month for two (2) years ending Dec. 31st,
1926 and further the tenant agrees to pay the landlord the sum of Four hundred (\$400.00) Dollars
for each month during the year of 1927 and Four hundred and fifty (\$450.00) Dollars for each month
during the year of 1928. Said rent to be paid monthly in advance on the first day of each month.

The Landlord does hereby grant unto the tenant the option to extend this lease for an additional
term of five (5) years beginning Jan. 1st, 1929 at a rental of Five hundred (\$500.00) Dollars per
month for each month during the extended term, payable as herein above provided during the first
term of five years.

The tenant agrees to give the landlord six (6) months written notice before the expiration of the
first five years of this lease of his intention to exercise the option for the second period of
five years.

The conditions and terms to be the same for the second five years as provided herein for the first
five years. It is further agreed that at the expiration of this lease if the building is not
restored to its present condition by the tenant, the rent shall continue at the same rate in
existence until such time as the building is completely restored and made ready for occupancy.

It being understood that the tenant will begin making these improvements and restoring said
premises immediately on expiration of this lease.

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*For value received I hereby assign the within lease to
the Cabaniss Cardner Co. a Corporation created and
existing under the laws of the State of New York, hereinafter referred to as a tenant.
E.M. Wharton, (L.S.)
Witness my hand and seal this 14th day of June 1923.
E.M. Wharton, (L.S.)
Notary Public, S.C.*

If default be made of rent or the performance of any of the covenants herein contained, it shall
be lawful for the landlord to re-enter the premises and remove all persons therefrom without notice.

In witness whereof, E.M. Wharton, has hereunto set his hand and seal and the Cabaniss Gardner
Company, has caused this agreement to be signed by its President this the 14, day of June 1923.

In presence of: E.M. Wharton, (Seal)
Cabaniss Gardner Co.
H.K. Gray, G.B. Cabaniss (Seal)
President.
Ed C. Curdts. W.H. Gardner,
Secty.

State of South Carolina,
County of Greenville.

Personally comes Ed. C. Curdts and makes oath that he saw the within named Cabaniss Gardner
Co., by G.B. Cabaniss, Prst. W.H. Gardner, Secty. and E.M. Wharton sign and seal the within
written instrument, and that he with H.K. Gray witnessed the execution thereof.

Sworn to before me this 15th,
day of June 1923. Ed. C. Curdts
Roy H. Bozeman (L.S.)
Notary Public, S.C.



Recorded June 15th, 1923.

END OF DOC.